



COUNCIL PROCESS COMMITTEE

Monday, June 21, 2021 at 10:00 AM
Fraser River Presentation Theatre
4th Floor, 20338 – 65 Avenue, Langley, BC

AGENDA

CHAIR: Councillor Long

A. APPROVAL AND RECEIPT OF AGENDA ITEMS

A.1 Council Process Committee Agenda - June 21, 2021

Recommendation: That the Council Process Committee approve the agenda and receive the agenda items of the June 21, 2021 meeting.

B. ITEMS FOR DISCUSSION

The following item was referred at the May 10, 2021 Regular Council meeting:

B.1 Official Community Plan Amendment and Rezoning Application No. 100209 (Conwest / 26477, 26695, 26601, 26575, 26713 - 56 Avenue and 26500 Block of 56 Avenue and 5670 - 264 Street and 5625 - 268 Street) Bylaw No. 5706 Bylaw No. 5707 Report 21-56 File CD 14-07-0056

Recommendation: Moved by Councillor Whitmarsh,
Seconded by Councillor Arnason,
That Council give first and second reading to the Langley Official
Community Plan Bylaw 1979 No. 1842 Amendment (Gloucester
Industrial Park) Bylaw 1988 No. 2556 Amendment (Rural Plan) Bylaw
1993 No. 3250 Amendment (Conwest) Bylaw 2021 No. 5706 and
Township of Langley Zoning Bylaw 1987 No. 2500 Amendment
(Conwest) Bylaw 2021 No. 5707, rezoning 11.56 ha (27.8 ac) of land
located at the northeast corner of 264 Street and 56 Avenue to
General Industrial Zone M-2 to facilitate the future industrial
development of the site subject to the following development
prerequisites being satisfied to the acceptance of the Township of
Langley General Manager of Engineering and Community
Development, unless otherwise noted prior to final reading:

1. Servicing Agreement being entered into with the Township to secure required road and utility upgrades and extensions, including those related to storm water management, in accordance with the Township's Subdivision and Development Servicing Bylaw;
2. Provision of road dedications, widenings, and necessary traffic improvements in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Gloucester Industrial Park Community Plan;
3. Submission of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw;
4. Provision of a final tree management plan incorporating tree retention, replacement, protection details, and security in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection);
5. Registration of cross access easements on the existing properties to accommodate future access;
6. Provision of an 8 m wide ALR buffer along the northern property line and secured by restrictive covenant;
7. Approval of the rezoning bylaw by the Ministry of Transportation and Infrastructure;
8. Approval of the necessary amendments to the Metro Vancouver Regional Growth Strategy and Greater Vancouver Sewerage and Drainage District;
9. Registration of restrictive covenants:
 - a. Restricting left hand turning movements to and from the existing site to 56 Avenue and 264 Street;
 - b. Prohibiting clearing of the site (with the exception of servicing access areas) until such time as a final tree management plan incorporating tree retention, replacement, protection details, and security in compliance with the Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection), is accepted by the Township;
10. Compliance with the Schedule 3 - Development Permit Areas: Streamside Protection and Enhancement of the Township OCP;
11. Payment of supplemental Rezoning fees, Development Engineering and Green Infrastructure service fees, Development Works Agreement (DWA) and Latecomer charges.

That Council consider that Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Gloucester Industrial Park) Bylaw 1988 No. 2556 Amendment (Rural Plan) Bylaw 1993 No. 3250 Amendment (Conwest) Bylaw 2021 No. 5706 is consistent with the Township's Five Year Financial Plan as updated annually and with Metro Vancouver's Integrated Liquid Waste Resource Management Plan and Integrated Solid Waste and Resource Management Plan, the

Housing Needs Report and with the consultation requirement of Official Community Plan Consultation Policy (07-160);

That (at time of third reading of Bylaw No. 5706) Council authorize staff to advance the application to Metro Vancouver for the proposed amendments to the Regional Growth Strategy;

That Council grant first, second and third reading to Subdivision and Development Servicing Bylaw 2019 No. 5382 Amendment (Conwest) Bylaw 2021 No. 5708 (and grant final reading at time of final reading of Bylaw No. 5707); and

That Council authorize staff to schedule the required public hearing for the Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Gloucester Industrial Park) Bylaw 1988 No. 2556 Amendment (Rural Plan) Bylaw 1993 No. 3250 Amendment (Conwest) Bylaw 2021 No. 5706 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Conwest) Bylaw 2021 No. 5707.

REFERRAL

Moved by Councillor Woodward,

Seconded by Councillor Richter,

That Official Community Plan Amendment and Rezoning Application No. 100209 (Conwest / 26477, 26695, 26601, 26575, 26713 - 56 Avenue and 26500 Block of 56 Avenue and 5670 - 264 Street and 5625 - 268 Street) be referred to the Council Process Committee as item four on the list of topics, for a more complete, unfettered discussion and debate.

AMENDMENT

Moved by Councillor Richter,

Seconded by Councillor Woodard,

That the Referral be amended to refer the matter to the Council Process Committee as item one, instead of item four.

CARRIED

Mayor Froese opposed

REFERRAL, AS AMENDED

The question was called on the Referral, as amended, and it was CARRIED

Mayor Froese and Councillor Arnason, Kunst, and Long opposed

Clerk's Note: Correspondence received from (1) Ben Taddei, Chief Operating Officer, Conwest Developments, (2) Thomas Martini, and (3) Nicole Clarke, Corporate Legal Counsel, Vitrum Glass Group, are included in the agenda package.

Attachments: [B.1 cd RO 100209 Conwest.pdf](#)

C. OTHER BUSINESS

D. TERMINATE